

## Pala-Pauma

### Key Issues

- Existing commercial land uses in Pala-Pauma are located exclusively along State Route 76
- Three Tribal gaming facilities are located in the community which provide additional commercial and employment opportunities

### Sponsor Group Direction

- The two existing General Commercial designated areas located on State Route 76 have been changed to Rural Commercial to reflect the existing, small-scale retail and support services
- The Planning Group and the community fully support the Rural Commercial Land use Designation because it reflects the rural, agricultural character of the community while at the same time meeting the commercial and civic needs of both the local residents and the traveling motorist
- The Planning Group has endorsed a plan that would limit vehicular access to State Route 76 and require a separation between local and highway traffic in the vicinity of the existing commercial area in the Country Town. This could potentially affect some existing commercial businesses by requiring their current access and parking lots to be relocated

### Additional Staff Analysis/ Recommendations

Staff supports Sponsor Group direction. There are no lands proposed for Industrial designations. However, the community has numerous agriculturally related businesses and nurseries.

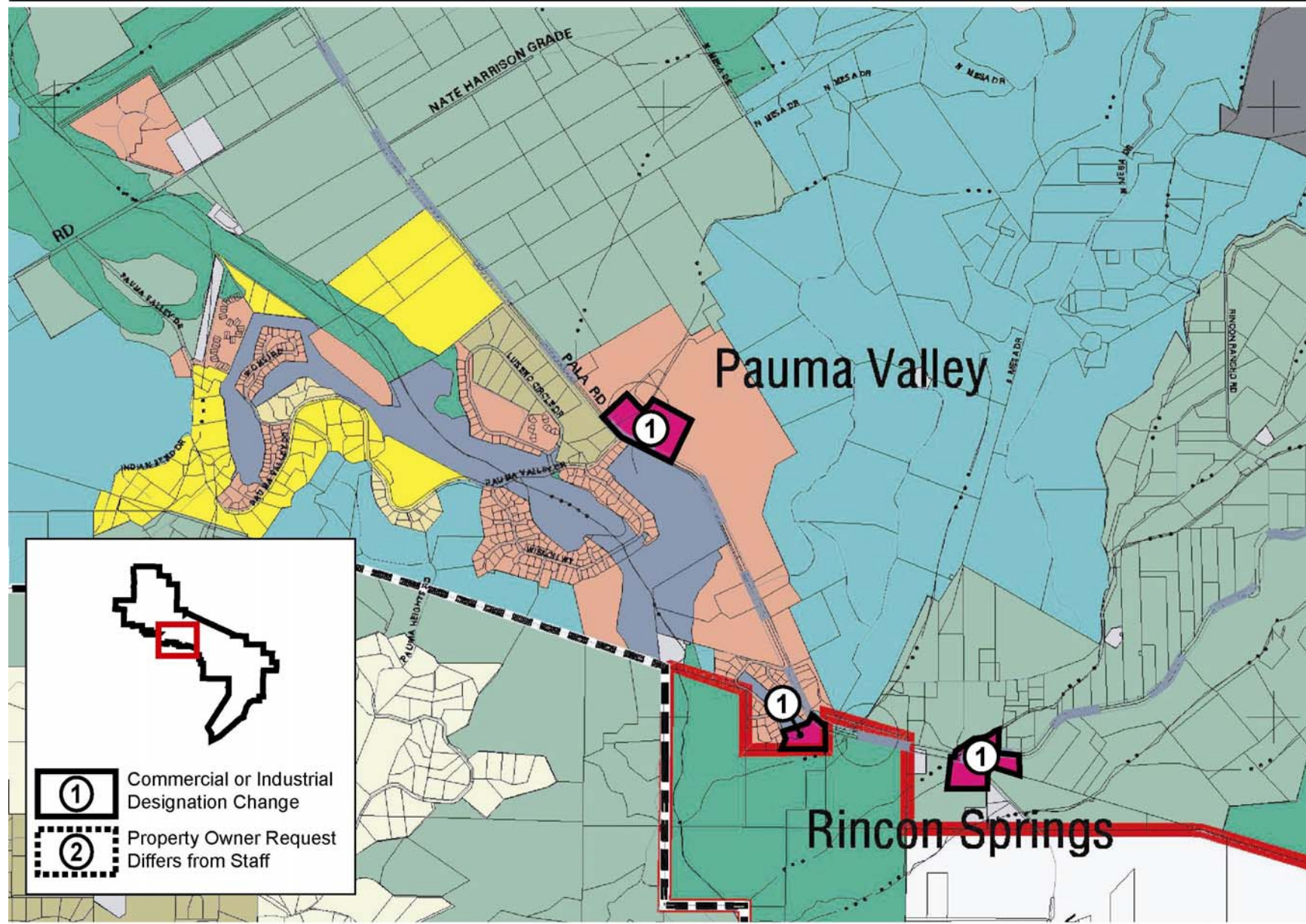
### ERA Needs Analysis (all numbers in acres)

	<b>Projected Demand</b>	<b>Existing General Plan</b>	<b>Surplus/ (Deficit)</b>	<b>Proposed General Plan</b>	<b>Surplus/ (Deficit)</b>
Commercial	19	37	18	24	6
Industrial	15	0	(15)	0	(15)
Office	3	4	1	4	1

*Note: All numbers are rounded to the nearest whole number*

*Source: Economics Research Associates, County of San Diego*

## Pala-Pauma (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> 38.5 Acres</p> <p><i>Current Use:</i> Various commercial</p> <p><i>Existing GP:</i> (13) General Commercial</p>	<ul style="list-style-type: none"> <li>• Located in 3 separate areas along State Route 76</li> <li>• Existing uses include: small restaurant, post office, hotel, convenience store which are rural in character</li> <li>• Compatible with community character</li> <li>• Staff supports Planning Group recommendation</li> <li>• Recognizes existing uses</li> </ul>